

052.A

Map

0001

Block

0001.0

Lot

1 of 1

CARD

Commercial

ARLINGTON

APPRaised: 711,200 /

USE VALUE: 711,200 /

ASSESSed: 711,200 /

Total Card /

Total Parcel

711,200

711,200

711,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

OWNERSHIP

Owner 1:	FITZPATRICK MICHAEL F
Owner 2:	
Owner 3:	
Street 1:	22 MILL ST #001
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	FITZPATRICK MICHAEL F/MARJORIE -
Owner 2:	-
Street 1:	22 MILL ST #2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1794 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	MS																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
343	0.000	711,200			711,200
Total Card	0.000	711,200			711,200
Total Parcel	0.000	711,200			711,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	396.43	/Parcel:	396.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	343	FV	711,200	0	.		711,200	711,200	Year End Roll	12/18/2019
2019	343	FV	846,700	0	.		846,700	846,700	Year End Roll	1/3/2019
2018	343	FV	527,800	0	.		527,800	527,800	Year End Roll	12/20/2017
2017	343	FV	498,800	0	.		498,800	498,800	Year End Roll	1/3/2017
2016	343	FV	498,800	0	.		498,800	498,800	Year End	1/4/2016
2015	343	FV	346,200	0	.		346,200	346,200	Year End Roll	12/11/2014
2014	343	FV	346,200	0	.		346,200	346,200	Year End Roll	12/16/2013
2013	343	FV	346,200	0	.		346,200	346,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZPATRICK MIC	70738-307		3/15/2018	Convenience	10	No	No		
LARSON GARY L-J	53659-442		10/9/2009		342,000	No	No		
LARSON GARY L-J	48249-91		9/29/2006	Family	1	No	No		
	15950-220		12/1/1984		161,333	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2018	1377	Re-Roof	196,950	C				
8/17/2017	1051	Heat App	12,000	C				
7/28/2016	1044	Alterati	378,000		7/28/2016			Concrete replaceme
9/10/2013	1355	Re-Roof	114,000	C				
6/27/2013	973	Sign	8,000	C				
11/16/2001	860	Alterati	5,000	C				REMODEL OFFICE
5/31/1996	222	Re-Roof	15,000					REROOF FRONT ROOF
9/7/1995	513	Alterati	4,000					REMODEL LOBBY AREA

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2019	I & E Return	JO	Jenny O
10/2/2018	Meas/Inspect	PH	Patrick H
2/14/2017	I & E Return	EMK	Ellen K
4/6/2016	I & E Return	MM	Mary M
1/17/2014	Info Fm Prmt	EMK	Ellen K
7/10/2013	Info Fm Prmt	EMK	Ellen K
2/23/2009	Inspected	197	PATRIOT
6/1/1985		LO	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aporo

2021

Type:	63 - Condo Office		
Sty Ht:	4 - 4 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	1984
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	3.940000057
Name:	2 - 3002

RESIDENTIAL GRID

1st Res Grid	Desc:											# Units:	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:				BRs:				Baths:		HB 1		

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	28	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	1.25000000
Const Adj.:	1.51439393
Adj \$ / SQ:	473.248
Other Features:	6256
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	987829
Depreciation:	276592
Depreciated Total:	711237

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,794	473.250	849,00	
Net Sketched Area:		1,794	Total:	849,00	
Size Ad	1794	Gross Are	1794	FinArea	179

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

